

**MEETING AGENDA
CITY OF PLEASANT HILL
ARCHITECTURAL REVIEW COMMISSION**

**December 2, 2010
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.ci.pleasant-hill.ca.us (925) 671-5209

CHAIR: RICHARD STANTON

VICE CHAIR: GEORGE CORRIGAN

MEMBERS: JILL BERGMAN, JOHN HART, THOR SCORDELIS

Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Architectural Review Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing. Materials related to an item on this agenda submitted to the Commission after distribution of the packet are available for public review in the City of Pleasant Hill Planning Division at 100 Gregory Lane, Pleasant Hill, CA 94523 during normal business hours. Such documents are also available on the City of Pleasant Hill website at www.pleasant-hill.ca.us subject to staff's ability to post the documents before the meeting.

An appeal of the decision or conditions of the Architectural Review Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

The public is welcome at this time to address the Architectural Review Commission on any subject, with the exception of scheduled items. Comments are limited to three minutes per speaker.

ANNOUNCEMENTS

MINUTES

[November 4, 2010](#) (Continued from November 18, 2010)
[November 18, 2010](#)

PUBLIC HEARINGS

1. ARC 09-024, T-MOBILE WIRELESS TELECOMMUNICATION FACILITY, 1432 CONTRA COSTA BOULEVARD (20 Minutes) (Continued from November 4, 2010)

[Staff Report](#)
[Attachments A-C](#)
[Attachments D-E](#)

The applicant is proposing to install a wireless facility on the roof top of an existing hotel. The proposal includes antennas, associated equipment cabinet, a GPS unit and lighting. The applicant has submitted two designs for the ARC to review. The number of proposed antennas will vary dependent upon the design. In addition, the Commission is requested to accept the Categorical Exemption proposed for the project pursuant to Section 15303 (Class 3) of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, for construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; where only minor modifications are made to the exterior of the structure. Assessor's Parcel Number 127-050-068.

Project Planner: Lori Radcliffe, (925) 671-5297, lradcliffe@ci.pleasant-hill.ca.us

2. ARC 10-033, WEISS SINGLE FAMILY HOME REMODEL, 114 POSHARD STREET
(30 Minutes)

[Staff Report](#)
[Attachments A-D](#)
[Attachments E-G](#)

The applicant is requesting Architectural Review Commission (ARC) approval to expand an existing 1,538 square foot (including a 410 square foot garage) single-family residence. The proposed project would result in 3,052 square feet of living space, a 462 square foot garage, and 646 square feet of covered porch area. In addition, the Commission is requested to accept the Exemption pursuant to Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, as amended, which consists of construction and location of limited numbers of new, small facilities or structures; in this case, one single-family residence. Assessor's Parcel Number is 149-080-007.

Project Planner: Lori Radcliffe, (925) 671-5297, lradcliffe@ci.pleasant-hill.ca.us

3. ARC 10-030, JOHNSON NEW SINGLE FAMILY HOME, 12 PADDOCK COURT (30 Minutes)

[Staff Report](#)
[Attachments A-C](#)
[Attachments D-E](#)

The applicant is requesting Architectural Review Commission (ARC) approval of a new 2,951 square foot two-story single family residence to be located on an 8,245 square foot parcel. The site is currently undeveloped. In addition, the Commission is requested to accept the Exemption pursuant to Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, as amended, which consists of construction and location of limited numbers of new, small facilities or structures; in this case, one single-family residence. Assessor's Parcel Number 154-760-001.

Project Planner: Jeff Olsen, 925-671-5206, jolsen@ci.pleasant-hill.ca.us

4. ARC 10-020, CHRIST THE KING AMPHITHEATER, 199 BRANDON ROAD (30 Minutes)

[Staff Report](#)
[Attachments A-C](#)
[Attachment D](#)
[Attachment E](#)

The applicant is requesting Architectural Review Commission (ARC) approval for a new outdoor amphitheater with seating for up to 208 people and a new trellis feature with associated landscaping. In addition, the Commission is requested to accept the Exemption pursuant to Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, which consists of construction of limited numbers of new, small facilities or structures in this case in-ground seating and a trellis structure. The project site is located in the *R-10 Single Family, 10,000 sq. ft. lots* zoning district. Assessor's Parcel Number: 149-010-041 & 082

Project Planner: Troy Fujimoto, (925) 671-5224, tfujimoto@ci.pleasant-hill.ca.us

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to the special meeting of the Architectural Review Commission on December 16, 2010, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.